

# C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

J U N E   2,   2 0 0 5

A study session reviewing the Willmore City Plan and Downtown Parking Management Plan was presented on Thursday, June 2, 2005, at 12:00 noon.

The regular meeting of the City Planning Commission reconvened at 1:50pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Morton Stuhlbarg, Matthew Jenkins,  
Mitch Rouse, Nick Sramek,  
Charles Greenberg, Charles Winn  
Leslie Gentile

**ABSENT: EXCUSED:** None

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Lemuel Hawkins, Planner

**OTHERS PRESENT:** Lisa Malmsten, City Attorney  
Suzanne Mason, Deputy City Manager  
Marcia Gold, Minutes Clerk

## P L E D G E   O F   A L L E G I A N C E

Commissioner Gentile led the pledge of allegiance.

## M I N U T E S

The minutes of May 5, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Rouse, and passed 6-0-1, with Commissioner Gentile abstaining.

## S W E A R I N G   O F   W I T N E S S E S

## P R E S E N T A T I O N

Suzanne Mason, Deputy City Manager, gave a presentation on the City budget, which included an update on the tax cuts leading to revenue loss; operational revisions, staff reductions, and department restructuring impacting the development of the fiscal year 2006 budget.

## **C O N S E N T   C A L E N D A R**

Item 1A was removed to the Regular Agenda.

Item 1B was approved on a motion by Commissioner Sramek,  
seconded by Commissioner Rouse and passed unanimously.

It was moved to continue Item 1C to the July 7, 2005 meeting on  
a motion by Commissioner Winn, seconded by Commissioner Rouse  
and passed unanimously.

### **1A. Case No. 0503-23, Condominium Conversion, Tentative Parcel Map, Local Coastal Development Permit, CE 05-52**

Applicant: Robert Vargo  
Subject Site: 2138 E. 1<sup>st</sup> Street (Council District 3)  
Description: Request for approval of Vesting Tentative  
Map No. 062497 and a Local Coastal Development Permit to  
convert ten residential dwelling units of an existing  
apartment building into condominiums.

Removed to the Regular Agenda.

### **1B. Case No. 0405-22, Modification to an approved permit, CE 04-107**

Applicant: Andy Edwards  
Subject Site: 3131 E. Broadway (Council District 3)  
Description: Modification of an approved permit to allow  
outdoor wine tasting at an existing wine store.

Approved the modification, subject to revised conditions of  
approval.

### **1C. Downtown Parking Management Plan Update**

Applicant: City of Long Beach

Continued to the July 7, 2005 meeting.

## **R E G U L A R   A G E N D A**

### **1A. Case No. 0503-23, Condominium Conversion, Tentative Parcel Map, Local Coastal Development Permit, CE 05-52**

Applicant: Robert Vargo

Subject Site: 2138 E. 1<sup>st</sup> Street (Council District 3)  
Description: Request for approval of Vesting Tentative Map No. 062497 and a Local Coastal Development Permit to convert ten residential dwelling units of an existing apartment building into condominiums.

Lemuel Hawkins presented the staff report recommending approval of the request since the conversion would comply with City and State subdivision requirements and the intent of the Land Use Plan while providing increased home ownership opportunities.

Robert Vargo, 5147 W. Rosecrans, Hawthorne, 90250, applicant, made himself available for questions.

Veronica Uytana, 2204 E. 1<sup>st</sup> Street #7, adjacent resident, complained about the noise and light impacts from the parking garage and hallways at the site.

Maryann Derry, 2204 E. 1<sup>st</sup> Street #1, adjacent neighbor, agreed that the impacts from noise in the parking structure and hallways were severe.

Helena Segelhorst, 2828 E. 1<sup>st</sup> Street, nearby neighbor, asked that there be a number to call for this type of complaint, and expressed concern about impacts on street parking.

Elbert Segelhorst, 2828 E. 1<sup>st</sup> Street, claimed that the project was in an historical overlay district, and noted there was no setback on the structure. Dr. Segelhorst expressed concern that the parking spaces were too small and that units could become rentals.

Commissioner Winn pointed out that with the conversion there would be less renters, but agreed that the parking spaces were too small.

Commissioner Greenberg said he didn't see how the conversion would affect the parking situation, light or noise issues, and actually had the potential for improving the situation, leaving no reason to deny the request.

Mr. Vargo agreed that homeowners would be more involved than the current residents, and that he was willing to mitigate the light issues.

Commissioner Winn suggested that with the money received from the sale Mr. Vargo's could install sound-deadening material in

the walkways as long as it was safe to walk on. Mr. Vargo said he would look into the idea.

Commissioner Greenberg noted that a condominium conversion generally made for a better-operated building and anecdotally less problems for everyone with homeowners. He suggested that the CC&Rs be written and approved by the Department of Real Estate before the sale was allowed.

Commissioner Greenberg then moved to approve the Tentative Parcel Map No. 06247 and Local Coastal Development Permit, subject to the amended conditions of approval dealing with mitigation of light glare and placement of sound deadening material in the east side walkway to the satisfaction of the Director of Planning and Building.

Commissioner Winn seconded the motion, which passed unanimously.

#### **M A T T E R S     F R O M     T H E     A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S     F R O M     T H E     D E P A R T M E N T     O F P L A N N I N G     A N D     B U I L D I N G**

Greg Carpenter announced a study session on green buildings that would be coming up soon.

#### **M A T T E R S     F R O M     T H E     P L A N N I N G C O M M I S S I O N**

There were no matters from the Planning Commission.

#### **A D J O U R N**

The meeting adjourned at 3:05pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk